

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Project #: 1005357
Property Description/Address: NW corner of Coors Blvd. and St. Joseph's Dr. on St. Joseph's Dr. NW between Coors Blvd. NW and Atrisco Dr. NW; Lots X-1-A1, X-1-A2, X-2-A. The University of Albuquerque Urban Center
Date Submitted: July 28, 2012
Submitted By: Philip Crump
Meeting Date/Time: July 25, 2012, 6:00 – 8:00
Meeting Location: Don Newton Taylor Ranch Community Center, 4900 Kachina Rd. NW
Facilitator: Philip Crump
Co-facilitators: Diane Grover, Kathleen Oweegon, David Gold

Applicant: Oxbow Town Center LLC ("OTC")

Agent: Dekker/Perich/Sabatini ("DPS")

Neighborhood Associations/Interested Parties (* official notification list):

- *Ladera Heights N.A.
- *Vista Grande N.A.
- *Villa de Paz H.O.A.
- *Westside Coalition of NAs ("WCNA")
- Oxbow Village H.O.A.
- Oxbow Bluff
- Oxbow Park
- Oxbow Enclave
- Oxbow North
- Rancho Encantado H.O.A.
- San Blas N.A.
- Taylor Ranch N.A.
- St. Joseph on the Rio Grande Parish

Note: Individual names can be found at the end of this report.

Background/Meeting Summary:

Oxbow Town Center LLC, applicant, through its agent Dekker/Perich/Sabatini, requests an Amendment to zone map; an Amendment to the Sector Development Plan Map; a Site Development Plan for Building Permit; and a Site Development Plan for Subdivision.

The meeting began with general comments and introduction from facilitator Philip Crump and some information from Shannon Beaucaire, Assistant City Attorney and ADR (Alternative Dispute Resolution) Coordinator. Shannon was asked by the Planning Department to let the attendees know that any comments concerning this project should go directly to Chris Hyer, chyer@cabq.gov. She passed along that, should the project be appealed, the City Council becomes a quasi-judicial board and any communication with an interested party prior to that point in time may lead to a councilor needing to recuse him/herself during that process.

The applicant described their request—essentially, a reversion of a 2007 zone change. Originally, this area was zoned residential. It was rezoned commercial/office in 2007. Now, they wish to return to residential zoning for a

portion of the whole tract. The agent explained that the 15.2 acres north of St. Josephs Avenue NW would be broken down into two pieces: a 5 acre Senior Housing development and a 10.2 acre workforce housing development. The 15.2 acres is part of a 57 acre tract, however a zone change is only being requested on the 15.2 acres, which they plan to subdivide out of the 57 acres. They explained that the 57 acre tract is a designated Community Activity Center and they believe the intent was for a higher density area along with offices and commercial uses.

The applicant states that the zone change to R3 makes sense because currently there is 600,000 sq. ft. of vacant office space and that the need for different housing products outweighs the current need for office space. He states that the current economy has diminished the need for office space, and that the average square footage needed per employee has been reduced from 200 sq. ft. to 50 sq. ft.

They stressed that the workforce housing would not be Section 8 housing, but affordable housing where renters must earn 2.5 times the amount of their rent, but less than 60% of the median income.

Neighbors expressed numerous concerns with the project. They worried about the effect that the denser zoning would have on traffic in the area, and were dubious of the traffic impact study which indicated that the zone change and development would lead to less traffic than under the current zoning designation. They expressed concerns for the cumulative effect of this and other projects, to include but not be limited to: the new arena planned at 98th and Central, the new Wal-Mart being proposed at Montano and Coors, and a variety of other recent and planned projects. Once neighbor discussed the expenditure of taxpayer money to the tune of \$120M to correct problems that he felt they were assured would not occur after the completion of the West Bluff Shopping Center. They felt they had been misled before and were being misled again.

Neighbors did not think that the zone change would benefit the neighborhood, nor that there was adequate justification for the zone change. They feared the additional housing would lead to greater school overcrowding. They were also concerned that there could still be an eventual opportunity for Section 8 housing which would not benefit the existing residents.

One neighbor stated that the Westside Coalition of NA's and many of the surrounding neighborhood associations have actively fought "down-zoning" and the loss of office and commercial lands in trade for more housing. While the economy may not support additional office and commercial venues at this time, they want the option for additional businesses and job opportunities when the economy turns around. Once the residential areas are set there will be no opportunity to bring in the services and jobs that they believe the community will need.

A good majority of the attendees were very concerned about the effect this development would have on their property values. There were also concerns about the project being too dense for the area.

Toward the end of the meeting, attendees indicated that they do not want this development as presented and requested that developer find another location. Most in the room agreed with this request.

At the end of the meeting, Jim Rogers of Oxbow Town Center acknowledged that they had not met with neighbors to solicit their input and work with them towards mutual gains, and he suggested the possibility of withdrawing the application until such time that these meetings could take place. Dr. Joe Valles had previously expressed faith in Jim Rogers and acknowledged that he wouldn't build something shoddy in this location. It seemed that there was some room for ongoing dialog regarding the project...

Outcome:

Areas of Agreement:

- None noted

Unresolved Issues, Interests and Concerns:

- Neighbors did not agree with the findings of the traffic engineer
- Residents do not believe there is justification for the zone change; Applicant feels there is justification
- Applicant indicates the potential for increase in property values for residents following the development; residents believe the development will lead to decreased property values
- Many neighbors were concerned about the density of the proposed developments
- Neighbors remained concerned about whether the zone change would apply to all 57 acres or not. They felt they were getting contradictory statements throughout the presentation. Applicant acknowledged that this was confusing as the parcel had not been split, but stated that the change would only apply to the 15.2 acres.

Meeting Specifics:

- 1) Applicant Presentation – Ron Weatherspoon, architect with DPS
 - a) Applying for Text Amendment to the University of Albuquerque Sector Development Plan; Site Plan for Building Permit; Zone change from SU-3 for C-2 and O-1 uses to SU-3 for R-3 and C-2 uses.
 - b) Developing 15.2 acres to be broken down into 2 pieces
 - i) NE corner is senior development
 - ii) Workforce housing will be on 10.2 acres and these houses will be rented
 - iii) Senior side will have a Meals on Wheels office
 - iv) Clubhouses will be on each of the 2 properties
 - v) Will have leasing office, fitness rooms, swimming pool
 - vi) Spanish eclectic vernacular of mission architecture
- 2) Applicant presentation – Will Gleason, DPS Planner
 - a) Working on zoning aspects of project
 - i) 57 acre tract is a designated Community Activity Center
 - (1) Believes intent was to have a higher density than surrounding areas, plus offices and commercial
 - (2) Wanted to create a center which attracts people
 - ii) Last zoning decision was for 57 acre tract
 - iii) Applicant is requesting zone change on the NW corner of St. Josephs and Coors
 - b) Loss of Office zoning
 - i) Applicant acknowledges that there is an ongoing concern that removing the office designation takes away job opportunities needed on the west side
 - (1) There is 600,000 sq. ft. of vacant office space nearby
 - (2) Average sq. footage required per employee is now down from 200 sq. ft. to 50 sq. ft. (people work off laptops and out of the office)
 - (3) Businesses don't need as much space
 - (4) Applicant does not see the need for so much office space in the future
 - c) Current need per applicant
 - i) Different types of housing
 - ii) 40% of people in Albuquerque make less than 80% of the median income
 - iii) Proposed workforce housing targets people making \$12-20/hour
 - d) Requesting re-zoning to return to zoning of 5 years ago
- 3) Applicant Presentation – Melora Banker, GSL Project Manager (along with Jennifer Dennison, GSL District Property Manager and on-site property managers Robin and Amy)
 - a) Affordable/Low income component
 - i) To qualify for workforce housing people must earn 60% of median income
 - ii) Rent multiplied by 2.5 can't exceed their monthly income

- iii) Program is based on a tax credit program rather than a subsidy
 - iv) Must comply with lender, investor and New Mexico Mortgage Finance Authority (“NMMFA”)
 - b) GSL has been in Albuquerque for 30 years
 - i) Has been owner/investor in 12 other properties
- 4) Neighbors’ questions and concerns
 - a) Zone change justification
 - i) Applicant verified that the zone change cannot be justified by need/desire for financial gain
 - ii) Request was not based on an error in the previous zoning
 - iii) Changes in the neighborhood condition
 - (1) Request is more based on the change in demand for office space due to the economy.
 - (2) Justification for zone change is tied more to this being a beneficial use for the City.
 - iv) Justification for change from office to R-3
 - (1) Refers back to designation as a Community Center – calls for medium density
 - (2) Market study shows strong demand for this type of housing
 - b) Zone Change
 - i) Neighbors confused whether zone change request is for entire 57 acres or for 15.2 acres
 - ii) Applicant states last City Council decision describes property as 30 acres for commercial; 10 acres for church; 14 acres for office
 - iii) Applicant is not proposing the zone change for the entire site but for the area of the proposed development, north of St. Josephs, east of the church property
 - iv) Applicant is not requesting zone change on property south of St. Josephs
 - v) Parcel along Coors stays commercial
 - vi) The church retains church zoning
 - vii) Currently the 57 acre tract is not subdivided
 - viii) Applicant is proposing subdivision
 - ix) Neighbors question justification for zone change
 - c) Section 8 Housing
 - i) Will not be part of the tenant base
 - ii) Project will not be based on subsidies
 - iii) Renters must earn 2.5 times their rent but less than 60% of the median income
 - iv) Tenants can use subsidy or welfare funds for rent payments
 - d) Benefit to the community from this project
 - i) Nearly ½ of this project is senior housing – could benefit seniors in the area
 - ii) Workforce housing provides housing for people who can’t afford to buy
 - iii) Neighbors expressed concern for lack of benefits received by existing community
 - e) Neighbors want guarantee that project won’t become Section 8 housing in future
 - i) Applicant states required to be affordable housing for minimum of 45 years
 - f) Schools
 - i) Neighbor expects 2 children for every unit
 - ii) Concern for additional students at Chaparral Elementary School
 - (1) Applause indicated concern was shared by many
 - iii) Increase in students will require better traffic mitigation
 - g) Concerns of St. Josephs on the Rio Grande
 - i) Density calculations should be based on 20 acres rather than 15 and need to be revisited
 - (1) Parish representative stated calculations as he ran them indicated 20 acres being re-zoned rather than 15
 - ii) St. Josephs runs the St. Vincent de Paul group
 - (1) Helps affordable housing individuals – many in Ladera
 - (2) Additional affordable housing group will place burdens on the program
 - iii) Plans show picket fence on the west boundary and at St. Joseph’s
 - (1) Parish prefers solid wall

- (2) Concern is additional litter
- iv) Grant for joint access on the driveway off of St. Joseph established by the Parish in 2007
 - (1) There is ingress into the proposed development plan
 - (2) Speaker stated that the archdiocese guaranteed that zone change (approval of project) will result in withdrawal of grant
- h) Traffic concerns
 - i) Representative from St. Josephs stated that logic dictates that change from commercial to high density will negatively impact traffic
 - (1) Most attendees were in agreement on this point
 - ii) Traffic Engineer Terry Brown stated that the City required a traffic impact study (TIS) for the entire development
 - (1) Previous study assumed office development
 - (2) Trip generation study in new TIS indicated dramatic reduction in traffic
 - iii) Neighbors' strongly oppose trip calculations
 - iv) Neighbors concerned St. Josephs will not be able to handle increased traffic
 - (1) St. Josephs currently backs up every morning for those going to St. Pius or getting out of the neighborhood
 - v) Terry Brown states the City is requiring them to analyze St. Josephs and Coors
 - (1) Applicant will work with the City on the impact at that location
 - vi) Atrisco and Milne
 - (1) Brought up to Councilman Lewis 2 years ago need for traffic mitigation for child safety at Chaparral Elementary
 - (2) Has not yet occurred
 - (3) More students will exacerbate this problem
 - (4) Majority of attendees in agreement
 - vii) 98th and Ladera – secondary traffic route
 - (1) Speeding on Ladera will increase
 - (2) Will increase traffic on St. Josephs
 - (3) Mitigation required on Ladera and St. Josephs
 - viii) Stadium planned for 98th and Central
 - (1) No significant road improvements planned
 - (2) This will also impact the area
 - ix) Wal-Mart proposed at Montano and Coors will also impact traffic
 - x) Neighbors feel future needs are not being addressed
 - xi) Neighbor believes TIS should include all the way to Atrisco and Western Trail near the Chaparral Elementary School
 - (1) Terry Brown states Atrisco and Western Trails is included in TIS
- i) Concern property will be sold in 5 or 6 years
 - i) GSL must own the property for at least the next 30 years
- j) Crime-free addendums for tenant leases
 - i) Management team stated they can do crime-free addendums
 - (1) They use them on other properties
 - (2) They evict based on landlord/tenant laws
- k) Security
 - i) Don't use security – don't believe that works
 - ii) On-site staff are on call 24 hours per day—more effective
 - iii) Will do security cameras if there is a need for on-site security
 - iv) They participate with APD
 - (1) APD sends reports every week on community activity
 - (2) Easy for management to follow up with tenants
 - v) Speaker has been with GSL for several years

- (1) Believes in what they do
 - (2) Management stands behind managers and the community
- l) Relationship between GSL and DBG
 - i) DBG is the developer
 - ii) GSL is properties (property management)
 - iii) Owner of DBG is 50% of GSL Properties, Inc.
- m) Comments from Joe Valles
 - i) Can't put too much faith in traffic studies
 - ii) Same traffic engineer said traffic would improve with the approval of the West Bluff Shopping Center at Coors and I-40
 - (1) Cost taxpayers \$120M to fix the mess
 - (2) Traffic engineer's assumptions were wrong
 - (3) Same thing is happening with the Coors/Montano Wal-Mart
 - (4) Same thing is happening with this project
 - iii) Encouraged everyone to download Resolution 270-1980 and study it
 - (1) Has 2 pages of restrictive standards
 - (2) Pursuant to Resolution 270-1980 the applicant has to prove that changed neighborhood conditions justify the change
 - (3) Applicant also has to prove that the zone change would be more advantageous to the Community
 - iv) WCNA committed to keeping down zoning to a minimum
 - (1) Losing opportunities for office/commercial on the west side
 - (2) Losing job opportunities
 - (3) When economy turns around, opportunities for more offices and commercial will be gone because the land won't be available
 - (4) Once office space becomes residential, it is lost
 - (5) Applicant must prove benefits to the community at large
 - (6) Need for affordable housing must be balanced with the need for nearby shopping and jobs
 - v) Comments met with overwhelming support from majority of attendees
- n) Rent
 - i) Robin manages two communities on El Pueblo south of Paseo del Norte
 - (1) \$619-659/mo for 1 bedroom
 - (2) \$719-749/mo for 2 bedroom
 - (3) \$899/mo for 3 bedroom
 - (4) 296 units at El Pueblo
 - (5) Proposing comparable amounts for proposed units
 - (6) Square footage will be within 20-50 sq. ft. of units on El Pueblo
- o) Police activity at other workforce units
 - i) Neighbors request information on all properties managed by GSL
 - (1) Applicant agreed
 - (2) Applicant suggested neighbors get in touch of area commander
- p) Concern that if zone change applies to all 57 acres, more apartments will be built
 - i) Applicant states they are not requesting zone change for entire 57 acres
 - ii) Applicant states other than their 15.2 acres, rest will remain office/commercial
- q) WCN
 - i) President urged attendees to get involved
 - ii) There are 66 NAs west of the river
 - iii) 35 are members of WCN
 - iv) Not expensive to join
 - v) Upcoming meeting on Wednesday night August 1st in Meeting Room 1, Don Newton Community Center

- (1) Offer 2 minute public comment section if neighbors want to submit questions concerning this project
- r) Concern for opening of Quaker Heights
 - i) Neighbor states Quaker Heights and Milne Park are not included on plans
 - (1) States planner had to be told where the park is
 - (2) Concern for traffic with kids playing at park – child safety
- s) Elevations
 - i) Neighbor states that 2 stories behind her home is fine – 3-4 stories is not
 - ii) Met with applause from attendees
- t) Number of residents allowed in workforce housing
 - i) Neighbor concerned family of four will move in and then let additional 6 move in
 - ii) Management team states if additional folks reside more than 7 days per month lease agreement is violated and this is not tolerated
 - (1) Will result in eviction
- u) Current occupancy of like products (workforce rentals)
 - i) Management team states 100% full
 - ii) Most have waiting lists of 3-6 months (as in Ventana ranch)
- v) Children at senior housing
 - i) Neighbors concerned for increase in children due to Grandparents raising grandchildren
 - ii) Management team states children are not allowed in senior housing
- w) Property Values
 - i) Neighbors concerned for effect on property values
 - (1) Concern was overwhelmingly shared by most attendees
 - ii) Want information on article referred to in applicant information sheet
 - (1) Applicant stated will give attendees the link to the article
- x) Westside appeal
 - i) Neighbors overwhelmingly expressed desire to keep the west side open and not “packed in”
 - (1) Believe that needs to be respected
 - (2) Would prefer additional parks, open space
- y) Tax money
 - i) Neighbors concerned their tax money is being used for a project they don’t want
 - ii) Millie Armijo from the County stated that the County is a conduit issuer
 - (1) No tax money is being used
 - (2) Money is all the County’s funds and is an abatement
 - (3) County is a “flow through” for the money
 - (4) Developers get tax breaks
 - (5) If developers default they are required to pay the County back
- z) Risk of liability since company is an LLC
 - i) The applicant is GSL
 - ii) County looks at principals in organization and at the business
 - iii) In a default the principals would have to pay it back
 - iv) Looks at other projects they have done
 - v) County holds the deed
 - vi) There is payment in lieu of taxes (to schools and hospitals)
 - vii) There are clawbacks
 - viii) Only a percentage of the tax is abated
 - ix) If zone change is not approved, tax abatement is a mute point
- aa) Neighbor concerned in case of default, county could take over property and possibly turn it into Section 8 Housing
 - i) County representative could not answer that – would need to have legal opinion
- bb) Number of people in the community

- i) Applicant guessed 374 units total
 - ii) 150 units on Senior side
- 5) Suggestions from neighbors
 - a) Find another location for this project
 - b) The City and County planning people should get neighbors involved with the planning early and up front
 - c) Candy Pattinson suggested the EPC Hearing on this matter be canceled due to all the unanswered questions
 - d) Another neighbor suggested applicant look at their break even point and work up a compromise to lower density
 - i) Statement met with overwhelming applause
- 6) Closing comments from Jim Rogers
 - a) Jim is one of the owners of Oxbow Town Center
 - b) History
 - i) Developed Oxbow North
 - ii) Wife was on founding board for Bosque School
 - iii) Jim got Bosque School the land
 - iv) Personally donated to Bosque School and raised money
 - v) Grandfather donated 50 acres which is now St. Pius High School
 - vi) They sold land that is St. Josephs on the Rio Grande – an amenable deal for the Archdiocese
 - vii) Some owners live in the Oxbow
 - viii) Have never sold to “bottom feeders”
 - ix) Feels in many ways is on the same side as residents
 - c) Acknowledges they have never taken the time to meet with residents
 - i) Rancho Encantado stated they were never notified – Jim acknowledges this is a valid concern
 - ii) Oxbow Town Center folks are the same community as neighbors
 - iii) Acknowledged it would be worthwhile for them to withdraw their application and go back and meet with neighbors
 - iv) Stated he would come back and take the time to meet with neighbors

Action Items:

- Agent will provide the link for the article regarding property values to meeting attendees
- Applicant will provide information/locations of all other properties managed by GSL so residents can look into police activity at those locations
- Jim Rogers suggested withdrawing the application pending further discussion with neighbors

Application Hearing Details:

1. Hearing scheduled for August 9, 2012
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
 - c. The agenda is posted on www.cabq.gov/planning/epc/index on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:

- a. **Written comments must be received by 9:00 AM, July 31, 2012** to be included as an addendum to the file. Comments may be sent to:

Chris Hyer, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
chyer@cabq.gov
(505) 924-3927

OR
Hugh Floyd, EPC Chair
% Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names & Affiliations of Attendees:

Note: There may be misspellings, despite our best efforts to read the sign-in sheets correctly

Scott Eddings	Huitt Zollars Engineering
Tim Trujillo	Dekker Perich Sabatini
Ron Witherspoon	Dekker Perich Sabatini
Will Gleason	Dekker Perich Sabatini
Jeremy Shelton	Dekker Perich Sabatini
Jim Rogers	Sunland representative
Jennifer Dennisson	GSL Properties
Amy Monroe	GSL Properties
Robyn Avial	GSL Properties
Yvonne G?	GSL Properties
Melora Banker	GSL Properties
Anthony Kraemer	Ladera Heights
Janis Powell	Ladera Heights
Jim Jesionowski	Ladera Heights
Tony Garcia	Ladera Heights
Dianne DeHerrera	Ladera Heights
Mary Garcia	Ladera Heights
Anita Decker	Ladera Heights
P R Moses	Ladera Heights
Allan Ludi	Ladera Heights
Joseph Caldarera	owner's rep
Jonathan Stein	Oxbow
Rose Madonado	Oxbow
Joe Sierra	Oxbow
Isabel Lujan	Oxbow
Chris Tapia	Oxbow
Ray Lopez	Oxbow
Helen Lopez	Oxbow
Tom Keleher	Oxbow
Darlene Bohlken	Oxbow
Robert Smith	Oxbow
Isabel Esquibel	Oxbow
John Alcon	Oxbow

James Cole	Oxbow
K Wike	Oxbow
Joyce & Greg Goparian	Oxbow
Emma Kathryn Lopez	Oxbow
Cheryl Barber	Oxbow
Jeremy Lawrence	Oxbow
Kristi Lawrence	Oxbow
Brian Jones	Oxbow Bluff
Elaine Cole	Oxbow Bluff
Joan Ledbetter	Oxbow Bluff
Dennis Ledbetter	Oxbow Bluff
Forrest & Elaine Uppendahl	Oxbow Enclave
Jill Greene	Oxbow Enclave
Amadeo Archuleta	Oxbow Enclave
Ruth Tobyas	Oxbow Enclave
Betty Cooper	Oxbow Enclave
Walter & Bette Niedarberger	Oxbow Enclave
Norma Mearns	Oxbow Enclave
Nancy Murray	Oxbow Enclave
Annette Romero	Oxbow Enclave
Sonia Nelson	Oxbow Enclave
Ron Schlecht	Oxbow North
Russ Haushalter	Oxbow North
Joanne Darrow	Oxbow North
Larry McManus	Oxbow Park
Jon Erler	Oxbow Park
Cindy Churan	Oxbow Park
Cynthia Tobyas	Oxbow Village
Sofia Hines	Oxbow Village
Denis McCarthy	Oxbow Village
Van Barba	Oxbow Village
Nick Harris	Oxbow Village
Janet Throop	Quaker Heights
John Vigil	Rancho Encantado
Russell & Mary Florin	Rancho Encantado
Jody & Vince Navejas	Rancho Encantado
Julie Allen	Rancho Encantado
Marlina Romero	Rancho Encantado
Henry Richard	Rancho Encantado
Nikki Nevitt	Rancho Encantado
Kevin McCarty	Rancho Encantado
Nancy & Jack Lovato	Rancho Encantado
Robert A Sisneros	Rancho Encantado
Robert Hinton	Rancho Encantado
Brian Fossa	ReMax Elite

Julianne Parrish	San Blas
Pat Montague	San Blas
Kip Fischer	San Blas
Elizabeth Munro	San Blas
Kelly McEwen	San Blas
Luz Valdes-?	San Blas
Rosemary Sedillo	SJRG/Star Kachina
Steve Geiger	St Joseph Parish
Angela Martinez	St Joseph Parish
Pauline Garcia	St Joseph Parish
Del Dixon	St Joseph Parish
James & Naida Brooks	Story Rock
David Waters	Taylor Ranch NA
René Horvath	Taylor Ranch NA
Carol Waters	Taylor Ranch NA
Carol Higuchi	Taylor Ranch NA
Ray Shortridge	Taylor Ranch NA
Meryl Kahn	Taylor Ranch NA
Terry Spiak	Taylor Ranch NA
Judith Kanester	Villa de Paz
John Scholz	Villa de Paz
Laura Worley	Villa de Paz
L K Cassidy	Villa de Paz
Bill Dorrick	Villa de Paz
Yan Zhang	Western Trail
Jerry Worrall	Westside Coalition
Art Retberg	Westside Coalition
M L Tobyas	
Erin Harne	
Lori Chavez	
Danny Lopez	
Kathi Ingley	
Carol Sugar	
David Romo	
Earl & Myra Heibult	
Hector Gutierrez	
Eric Seff	
Patty Malderrama	
Joe Giarratano	
Christine Pacheco	
Laura Jordan	
Rick Farris	
Mary Kay Olson	
Raymond Decker	
Wilma Brandt	

Mayling Armijo	
Ramona Romo-Garza	
Bettina Schlecht	
Daniel Garcia	
Fred McCraeken	
Rose Visage	
Florencia Vela-Monge	
Juan J Monge	
Edward & Carolyn Padilla	
Melora Barker	
Bridgette Gutierrez	
Kathy Gonzales	
Chris Collins	
Edward Kandl	
Caroline Transou	
Pat Sullivan	
Sara Lucero	
G Seaton	
Patricia Carter	
John Marco	
Nancy Sherwood	
JoDee Scholz	
Robert Benavidez Sr	
C J & Priscilla Sands	
Lorraine Lewis	
Gary J Martinez	
John Black	
Rosemary Saiz	
Bernice Dalby	